145.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,600 / 886,600
					USE VALUE:	886,600 / 886,600
					ASSESSED:	886,600 / 886,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES KATHARINE STUART CHILDS
Owner 2:	TRS/KATHARINE STUART CHILDS
Owner 3:	JONES FAMILY TRUST
Street 1:	93 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JONES KATHARINE CHILDS -
Owner 2:	-
Street 1:	93 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,489 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2596 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6489.000	394,300	600	491,700	886,600
Total Card	0.149	394,300	600	491,700	886,600
Total Parcel	0.149	394,300	600	491,700	886,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.53 | /Parcel: 341.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94873

GIS Ref

GIS Ref

Insp Date 10/01/18

Parcel ID 145.0-0002-0001.0

!11316!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,300	600	6,489.	491,700	886,600	886,600	Year End Roll	12/18/2019
2019	101	FV	299,000	600	6,489.	461,000	760,600	760,600	Year End Roll	1/3/2019
2018	101	FV	306,100	500	6,489.	381,100	687,700	687,700	Year End Roll	12/20/2017
2017	101	FV	306,100	500	6,489.	350,400	657,000	657,000	Year End Roll	1/3/2017
2016	101	FV	306,100	500	6,489.	319,600	626,200	626,200	Year End	1/4/2016
2015	101	FV	223,800	500	6,489.	313,500	537,800	537,800	Year End Roll	12/11/2014
2014	101	FV	223,800	500	6,489.	291,400	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	223,800	500	6,489.	277,200	501,500	501,500		12/13/2012

PRINT

Date	Time
12/11/20	01:30:01

LAST REV

Date	Time
10/15/18	11:03:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11316

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES KATHARINE	60378-559		10/31/2012	Convenience	99	No	No		
	15358-594		12/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	94873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018	1168	New Wind	9,775	C				
9/23/2014	1244	Addition	70,500		9/23/2014			Add 9 x 32 additio
3/26/2014	259	New Wind	7,236					
5/23/2012	646	New Wind	6,185					REPL 5 WINDOWS
11/16/2010	2276	New Wind	5,685					
1/7/1997	10	Manual	6,000	C				REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
11/7/2008	Meas/Inspect	355	PATRIOT
12/28/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6489		Sq. Ft.	Site		0	80.	0.95	9									491,736						491,700	

Total AC/HA: 0.14897 | Total SF/SM: 6489 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 491,736 | Spl Credit | Total: 491,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19319701
Const Adj.:	0.98990101
Adj $ / SQ:	147.643
Other Features:	115150
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484339
Depreciation:	90087
Depreciated Total:	394252

COMMENTS

WALK UP FINISHED OF= SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

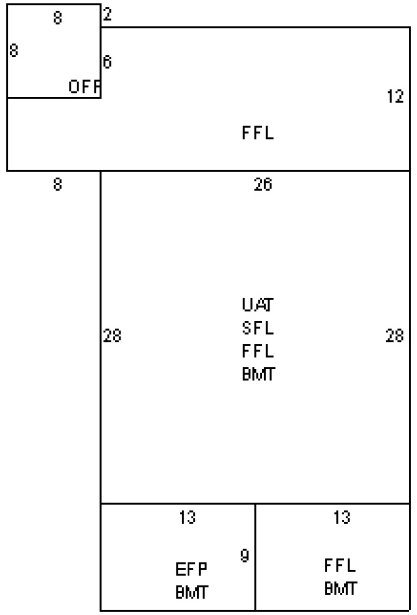
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.64
Special Features:	0	Val/Su Net:	121.03
Final Total:	394300	Val/Su SzAd	203.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,205	147.640	177,910
BMT	Basement	962	58.690	56,458
SFL	Second Floor	728	147.640	107,484
UAT	Upper Attic	182	103.350	18,810
EFP	Enclos Porch	117	49.980	5,848
OFP	Open Porch	64	41.850	2,679

Net Sketched Area:	3,258			Total:	369,189
Size Ad	1933	Gross Are	3804	FinArea	2596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2014	6.00	T	5	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600